Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $333,000.00.

X. _____
Affiant

Subscribed and sworn to before me this 6th day of January, 2021.

_____
Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Karen Johnson Davidson County
Batch# 549812 DEEDWARR
01/08/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20210108-0003842

20-0308

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert DeRoma	Quicken Loans, LLC	
788 Cottage Park Drive	1050 Woodward Avenue	060-11-0B-034.00-CO
Nashville, TN 37207	Detroit, MI 48226-1905	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ronald Blocker, unmarried

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Robert DeRoma, a single man,

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 34, Cottage Park, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions as shown on the plat of record at Instrument No. 20151203-0122006, as amended at Instrument No. 20160126-0007567 and at Instrument No. 20160928-0102452 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald Blocker by Warranty Deed dated April 30, 2018 from D225, LLC, a Tennessee limited liability company, recorded April 30, 2018 at Instrument No. 20180430-0040576, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **788 Cottage Park Drive, Nashville, TN 37207.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEE, his heirs and assigns,

forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of January, 2021.

Ronald Blocker

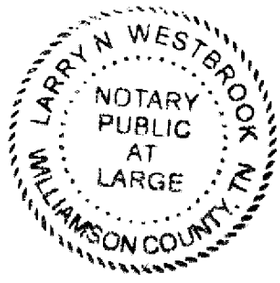
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald Blocker, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of January, 2021.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021



TRUE COPY CERTIFICATION

I, Larry N. Westbrook, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Larry N. Westbrook

State of Tennessee
County of Williamson

Personally appeared before me, Melissa A. Smith, a notary public in and for this county and state, Larry N. Westbrook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/27/23

